

**GAMBIER ISLAND OFFICIAL COMMUNITY PLAN REVIEW –  
RESULTS OF PRELIMINARY COMMUNITY SURVEY  
(collected JULY 17 – AUGUST 20, 2016)**

<b>QUESTION 1: In which Gambier neighbourhood do you live?</b>	
<b>Answer Options</b>	<b>Response Count</b>
West Bay / Centre Bay	26
New Brighton	15
Gambier Harbour	15
Southeast	20
Brigade Bay	5
Douglas Bay	4
Ekins Point	1
<b><i>answered question</i></b>	<b>86</b>
<b><i>skipped question</i></b>	<b>2</b>

<b>QUESTION 2: How often are you on Gambier Island?</b>	
<b>Answer Options</b>	<b>Response Count</b>
Full-time – it is my main residence, where I live most of the year	17
Part-time and only in the summer months	13
Part time and throughout the year (weekends or similar short stays)	54
I haven't visited Gambier in some time	0
Other (please specify)	10
<b><i>answered question</i></b>	<b>87</b>
<b><i>skipped question</i></b>	<b>1</b>
<b>Other (please specify)</b>	

Throughout the year for periods from 10 days to 4 weeks at a time . Every month usually.

Weekdays, spring, summer and fall.

50 - 60% all year

Throughout the year - over half time.

2 - 3 nights per week.

We live here 75 -80% of the year

I maintain a house on the mainland but spend more than 1/2 time on gambier

Yacht club out station

We are on island about 60% of the time, all year.

Yearly holidays

### QUESTION 3: How do you usually access Gambier Island?

Answer Options	Response Count
By private boat	45
By water taxi (Stormaway or other)	56
	<b>answered question 87</b>
	<b>skipped question 1</b>

### QUESTION 4: How would you prefer to give input in this OCP review?

Answer Options	Response Percent	Response Count
Online	65.5%	57
Face to face	6.9%	6
Paper-based forms and surveys	0.0%	0
Any of the above / Doesn't Matter	34.5%	30
Other (please specify)	2.3%	2
	<b>answered question 87</b>	
	<b>skipped question 1</b>	
<b>Other (please specify)</b>		

by Phone

email or website link

### QUESTION 5: If we hold in-person community meetings, where would you like the meetings to take place? (Please check all that apply)

Answer Options	Response Percent	Response Count
Gambier Island Community Centre	49.4%	42
Camp Fircom	16.5%	14
Gibsons	7.0%	6
West Vancouver	51.8%	44
North Vancouver	30.6%	26
Other (please specify)	5.9%	5
	<b>answered question 85</b>	
	<b>skipped question 3</b>	
<b>Other (please specify)</b>		

Sea Ranch

It would be fair if the meetings were held at various venues to accommodate everyone's living situation.

**QUESTION 6: Which of the following topics are you interested in seeing reviewed? (Please check all that apply)**

Answer Options	Response Percent	Response Count
Permitted land uses in the Wilderness Conservation (Crown) land	72.6%	61
Parks and trails on Gambier Island	75.0%	63
Protecting shoreline ecosystems	53.5%	45
Protecting sensitive ecosystems	41.7%	35
Protecting archaeological and cultural sites	27.3%	23
Promoting economic development	34.5%	29
Promoting the revitalization of New Brighton	41.7%	35
Other (please specify)		15
<b>answered question</b>		<b>84</b>
<b>skipped question</b>		<b>4</b>
<b>Other (please specify)</b>		

Monitoring of Land Use & follow up on amenities designate in Land Title or other designated sites

Don't promote anything.

Grandfathering existing developments

Residential and transportation policies

Protecting marine ecosystems

Plans for BC Hydro power to be brought into unserved areas.

What do you mean by "reviewed"?? This definition matters re: what my choices would be -- (for example, just "reviewed" to make sure are still current and up-to-date? or does "reviewed" mean "no longer acceptable/relevant and need to have changes made"??)

Improving internet connectivity island-wide [related to economic development].

Work with Camps and others to increase recreational tourism [related to economic development]

Promoting the use of shared and sustainable energy nodules by examining feasibility, conducting pilot projects, developing partnerships etc [related to economic development]

Logging areas review

Viable small/medium sized business on the island - eco tourism/dive charters/kayak tours. Why not one or two small hotels – say 10-12 rooms, one in Gambier harbor, one near west bay. Combined with a viable community center, i.e. a main street where there is a store selling local crafts, food stuffs, and a contact point for all the services on Gambier. There have been numerous new families purchase properties that have expressed an variable range of interest in developing a community with more continuity and expressed a need/desire for more services. If there were a more dynamic and engaged (i.e. promoted and advertised) communication to the general public of the available recreation services on Gambier (camping, hiking, beach access for swimming/kayaking/scuba diving/mountain biking/hiking/rock climbing) there could be developed a critical mass of traffic flow that might support direct services like the store. Of course all of this is dependent on transportation – both to the island and ON the island. A shuttle service, volunteer guides, might be appropriate. If people were to come here wanting to pursue activities, they have to camp. I see developing accommodations/food services

as critical for any real economic development on the island. Get them here, get them to stay here....

Extension of power to other parts of the island

Keeping Gambier rural in its appearance. eg. not hugely wide roads with clear cut at sides. Leaving dry brush as fire fodder.

I can't commit to promoting economic development or revitalizing New Brighton because I do not know what they entail. For example, some people think revitalizing NB means opening the store, I think it means planting trees. What is involved in "promoting"? What are the permitted land uses on crown land other than logging and potential trails?

### QUESTION 7: Are there other topics in the OCP that you would like to see reviewed?

Answer Options	Response Count
	20
<i>answered question</i>	<b>20</b>
<i>skipped question</i>	<b>66</b>

Future of Island services such as access, power, island development and maintenance

Road responsibility & maintenance if applicable

Not sure if this topic is part of the OCP or not, BUT there needs to be a less onerous way for people to upgrade old cabins to meet the current building regs, lot setbacks etc. If the process is too cumbersome with little chance of success, people will continue to build without going through the proper channels

Reducing greenhouse gas emissions

General appearance from public roads: abandoned cars, garbage, heavy equipment etc. (Visitors have remarked on how "trashy" the island is.)

Community Services such as waste removal and emergency response

Ferry services, sailings and cost.

Protect the ability to hunt on Gambier.

Power to the rest of the island

Broadening of rules on home occupations

Shipping containers should be allowed on people's properties.

Preparing a method for people to return to the Squamish Nation those artifacts they are currently in possession of, from finding items in past years

Development of trails to connect more of the island.

The prohibition on yacht club outstations and their development

Relaxation of second dwelling size.

Industrial enterprise locations in vicinity of GI. (Road systems....conditions of....and locations of...)

Significant trail building/maintenance.

Private land use, taxes, services

Change minimum lot size down somewhat, so that people with 9 acres can subdivide into 2 lots

### QUESTION 8: Which uses do you think should be possible in the Wilderness Conservation (Crown) lands?

Answer Options	We should allow it	Unsure	We shouldn't allow it	No opinion	I need more information	Response Count
Conservation of ecosystem / biodiversity	57	2	5	2	11	76
Network of green space	55	5	1	4	12	76
Open space for water recharge	32	12	0	4	27	73
Protected Park with limited access	24	15	10	2	28	76
Recreation Park (hiking, camping)	62	6	1	1	8	75
Community Forest Initiatives (partnerships with communities, First Nations)	24	16	12	1	22	74
Small Scale Woodlots (Bidders)	20	13	31	1	12	76
Hunting	30	10	20	5	13	76
Comments						14
<b>answered question</b>						<b>79</b>
<b>skipped question</b>						<b>9</b>

The wilderness is much more valuable as a natural habitat than a potential source insignificant revenue from lumber, mining, clear cutting etc.

Not in favour of expanding woodlot operations beyond active area currently

A coalition of groups who are interested in conservation and wilderness education (such as Future of Howe Sound Society, David Suzuki Foundation, Camp Fircom, Camp Artaban (together with the Anglican Diocesan Environmental Unit, First Nations), formed to promote education and understanding of importance of the environment to the physical and spiritual health of the planet and its people.

Hunting continues to happen like the wild west, boaters just get off on dock and start shooting in residential neighbourhoods.

Protected Park with limited access; depends on where it is

Hunting; Depends

Logging; NO FURTHER WOODLOTS; HUGE LOGGING TRUCKS COMING AT YOU IS ENOUGH TO KEEP YOU OUT OF THE FOREST.

Does "hiking/camping" mean supervised or unsupervised? That makes a big difference re: serious topics such as campfires, body waste and trash removal, etc...

Allowing hunting is alarming. Having hiked the island, there is dense wood areas and the thought of someone hunting, and not being noticed is potentially lethal to an unsuspecting hiker or island resident.

Parts could be protected & limited access with other parts open for hiking and camping.

Is hunting on Gambier crown land legal now? I don't even know. I think a lot would depend on where, when and under what conditions.

I think there are enough places on the mainland for forestry and hunting and should not be allowed on Gambier Island

Enough with the woodlots, this only benefits a couple of individuals and has a huge long term impact on the land!!! Lots of open access and manage it like any other sensitive park. people can enjoy it responsibly, there are ongoing educational opportunities

I would need more information regarding what the Trust means by "conservation of ecosystem" and "network of green spaces" we should not lock up the land for no one to use, it should be open to freely camp, hike, and Hunt.

No mining or gravel extraction.

<b>QUESTION 9: Which of the following parks and trails do you use on Gambier Island? (Please check all that apply)</b>		
<b>Answer Options</b>	<b>Response Percent</b>	<b>Response Count</b>
Public parks	38.3%	31
Mount Artaban Nature Reserve	22.2%	18
Official trails for public use	72.8%	59
Unofficial trails on private property	61.7%	50
Trails on my property	50.6%	41
None	4.9%	4
Other (please specify)		12
<b>answered question</b>		<b>81</b>
<b>skipped question</b>		<b>7</b>
<b>Other (please specify)</b>		

Need access by land & water to all parks & trails

Nothing is natural if people and dogs are moving through it.

Private trails only with owners' permission

Long Bay Wetland Nature Reserve

Cannot get to the public park in West Bay. Cannot get to beach in west bay. Cannot get to park in Gambier Harbour.

There are no public parks that are accessible to New Brighton, Gambier Harbor or West Bay. There is no point in having public parks you can't get to.

Use the Crown Land VIA active and abandoned logging roads.

I don't know if some of the trails we use are public or not.

I walk the section of road that passes through private property between Taki-Te-Si Road and the Sir Thomas Lipton park at the head of West Bay.

Do not have access to public parks on SW peninsula. Would like to know where public parks are and how to access them. Also so few public trails, mostly roads, on SW peninsula.

Public parks as in the community centre?

No longer can hike the same way. But in past trails with owners' permission. Official trails.

Such a divisive issue but we must deal with it for the future. Vision is important for this issue.

#### QUESTION 10: What do you use Gambier parks and trails for?

Answer Options	Response Count
Walking / Hiking	74
Getting across the island	33
Beach Access	38
View Access	25
Dog Walking	22
Biking	7
Other (please specify)	6
	<b><i>answered question</i></b> <b>77</b>
	<b><i>skipped question</i></b> <b>11</b>

#### Other (please specify)

Trials motorcycling

Observing flora and fauna; limited foraging

Camping , hunting

Hunting (x3)

### QUESTION 11: What keeps you from using parks and trails on Gambier?

Answer Options	Response Percent	Response Count
I don't feel anything keeps me from using them	68.1%	47
There aren't trails in the areas I want them	20.2%	14
Lack of servicing	20.2%	14
Too difficult to use (too steep, inaccessible, challenge for those with mobility issues)	8.7%	6
I am not interested in parks or trails	5.8%	4
Other (please specify)		20
<b>answered question</b>		<b>69</b>
<b>skipped question</b>		<b>19</b>
<b>Other (please specify)</b>		

Some answers include family use

Lack of docks

Poorly laid out, poorly marked, poorly maintained.

People block access

Need Community connections to get across Island

I think a lot could be done to improve the trail system on Gambier and I am full support of it. Better trails would mean we could promote Gambier as a hiking destination for all to enjoy.

I do think its important to respect private property.

I would like to see more trails on uninhabited parts of the island... better access to the lake and the wilder parts.

Trails destroyed by logging

I prefer not to intrude on natural spaces, we encroach enough already.

Many of the trails in the brigade bay/long bay/halkett bay areas are overgrown and poorly signed.

Logging trucks keep many from accessing the Lake

Concern about crossing private property

Lack of access to trail heads and lack of knowledge of where the trails are.

I haven't been able to get access to an up to date map showing where trails actually are.

Uninformed of where public trails are

Signage is lacking so I do worry about getting lost when I go in-island, or going on private property when I am on the SW peninsula

More maintenance needed - tree falls block trails, and the trail to Mt. Liddell is grown in!!!

Not knowing whether they are on private property

## QUESTION 12: Where on Gambier should trails and parks be established or improved?

Answer Options	Response Count
	48
<i>answered question</i>	<b>48</b>
<i>skipped question</i>	<b>38</b>

More access to crown land from public roads; low-impact biking trails would be amazing.

Every where !

I'd like to see a green trail connecting all the main areas lived in/recreated in by Gambier Islanders

Halkett Bay area

Nowhere. They are expensive to build and maintain, and they would enter areas that the wild life are comfortable to live in. Leave it for them.

A park should be created surrounding Gambier Lake including the creeks entering and departing from Gambier Lake.

Creation of a park around or adjacent to Gambier Lake would be a good idea

I'd love a walking/hiking trail that circles the island with dedicated areas for overnight camping with outhouses.

Throughout the island, connecting the different communities as well as to high view points and beaches.

To all parks and beaches

Open trails to ALL areas of Gambier. Islanders shouldn't feel they're 'sneaking around' gated roads in their own community when you're only trying to go for a walk.

Establish trails from the Brigade Bay subdivision to Douglas Bay and a connecting trail from the Ramilies Channel Marine Park campsite to the island's trail network. Improve signage on all trails. Establish a park that includes Gambier Lake and the Gambier Creek watershed.

They should ONLY be situated in the Crown Lands, not in the SW Peninsula or wherever there are residential properties.

On Crown Land

From West Bay Road network to West Bay. New Brighton/West Bay to lakes and mountains.

All over the island! A ring trail would be incredible.

Some more public access to beaches and parks.

Well, there are no parks where we all live (New Brighton), so that would be a good place to start.

The trail to Gambier Lake and area. The trail to Mt. Artaban.

Creating more public trails that followed and had views of the shoreline to Gambier Harbour, West Bay, and Centre Bay would be really nice

Mt Liddell

All crown land

North end and Gambier Lake; also Mounts Killam and Liddell

Gambier Lake and surrounding area be established as park. Access and trail to Sir Thomas Lipton Park

Head of west bay connecting sw area with rest of island

More access to crown from West Bay

Nowhere

Brigade Bay, Halket Bay, Long Bay

Access to beaches should be improved and maintained.

Avalon Bay trail from the cross roads should be kept more open for walking, and brush cut back. It is in shocking disrepair and is, in fact road allowance!

To new Ramillies campground.

More on crown land, better access

Mount Killam and Gambier Lake

Access from Long Bay (Port Graves) and Centre Bay to trails to center of island could be improved. ATV trails connecting parts of the island could be established, improved and mapped.

West Bay to Mts. Killam and Liddell.

Access to Gambier lake.

Some of the old logging roads/trails are falling into poor repair. Is some trail maintenance feasible?

On road allowances and public land.

Well away from sensitive watersheds.

The northern parts of the island and a network of trails to join communities

All legal rights of way should be opened, signed and available for hiking, walking, biking. Connecting links on available rights of way should be opened up to public.

SW peninsula, and also going inland to the lake, across to other developments so there is walking connection - Not for cars or golf carts though!

Mt Liddell trail needs a lot of work. trails to access the north side of the island would be nice too!

Trails yes, more parks NO!

The full network needs to be formalized and improved with funding for maintenance

Near me (southeast)

Lake area should be a park

Everywhere. The conservancy trail network should be improved.

If there is widespread community support for them, (established in a more reliable form than an online survey) then only on crown land and non-residential areas.

Where population is – access to beaches.

**QUESTION 13: Do you have anything to comment on any of the other topics we have chosen for review?**

Answer Options	Response Percent	Response Count
PROTECTING SHORELINE ECOSYSTEMS	33.3%	14
PROTECTING SENSITIVE ECOSYSTEMS	28.6%	12
PROTECTING ARCHAEOLOGICAL AND CULTURAL SITES	33.3%	14
PROMOTING ECONOMIC DEVELOPMENT	52.4%	22
PROMOTING THE REVITALIZATION OF NEW BRIGHTON	59.5%	25
POLICIES ON LAND USE ISSUES GOVERNED BY OTHER AUTHORITIES (eg. marine navigation)	35.7%	15
<i>answered question</i>		<b>42</b>
<i>skipped question</i>		<b>44</b>

**PROTECTING SHORELINE ECOSYSTEMS**

Very important

Yes, always important

Education

As long as it doesn't lock up the land so no one can use it for hunting

Very important for the fish fry

Not sure how this is accomplished.

Valuable - but to start from the word "no" to economic development is not helpful

Work on reducing discharge of sewage from boats. Is testing done for ecoli at bays and beaches? Are there any sani stations anywhere?

Review residential sewage systems

This needs to be made clearer for owners to know what they are and are not allowed to do. Perhaps just a "Waterfront ownership for dummies" pamphlet for waterfront owners?

Part of this would be policy around the prawn bottom draggers and the broader effects these have on the marine ecosystem adjacent to Gambier etc

Yes as long as it doesn't stop access and fishing

Please do.

Islands Trust needs more power here to take action against violators.

**PROTECTING SENSITIVE ECOSYSTEMS**

very important

Establish a nature reserve around and including Muskeg Lake

Yes, of course, do this. There is a balance

Woodlots do not exceed recreational economic value

Education

As long as it doesn't lock up the land so no one can use it for hunting

Yes. Development should be restricted if it will harm sensitive ecosystems.

Agree

Keep trails away from existing watersheds

Yes as long as it doesn't stop access for fishing and hunting

Please do.

Islands Trust needs more power here to take action against violators.

### **PROTECTING ARCHAEOLOGICAL AND CULTURAL SITES**

Usually a good idea.

These should be identified and protected. Access should be restricted and guided tours only conducted.

Don't know of any sites.

Very concerned about precedent being set for future land claim by First Nations.

Make these sites better known and promote them so that the public can enjoy them.

Education and more interaction with Squamish Nation.

Should be done only in consultation with Squamish Nation.

Yes, this should be done. Public education about cultural sites would be helpful.

Agree

Would be very interested in knowing where these exist!

I didn't know there were any on the island. Perhaps we could be told about them? Would be interesting...

Please do.

### **PROMOTING ECONOMIC DEVELOPMENT**

Do we need another Bowen Island?

Some woodlots should be allowed

This is interesting. What is the context? Consumer based? Campgrounds? Store with tax break for operator to incent? More forest based operations?

ECONOMIC DEVELOPMENT , on Gambier? How really will we as a Community benefit from this if only from the protection from 'it'.

What sort of economic development are you talking about

Should not allow logging outside current active area unless it is part of residential/recreation development plan properly reviewed and approved

The word "protecting" appears over and over again in this survey and that is exactly what we have done. Protected ourselves to death. There isn't a sigh of life left on the western shores of Gambier.

Promoting economic development helps to create a community with proper waste disposal (regular recycling and garbage removal) and promotes public safety

Woodlots do not exceed recreational economic value

Gambier should be left for recreational use, not economic development.

Would like to see better Derry access connecting the island to the mainland.

Not necessary.

Strongly agree.

More for recreational camps

Promoting development cannot be at the expense of sensitive ecosystems and peoples enjoyment of the island. Logging, especial clearcut, has a negative impact on drinking water and wildlife on the island.

Not sure but would this mean helping people set up independent businesses using their own skills and home.

Any movement in this area is needed. needs a critical mass of people coming to the island to spend, so how do we get them here

Yes we need to improve the access to the island and electricity to other parts of the island to increase business opportunities and future growth of the community

Of what?

We need another store.

Need more information.

## **REVITALIZATION OF NEW BRIGHTON**

What for?

Where do I find information on topic?

It would be nice to see the revitalization of the New Brighton store.

Seems challenging but would have the greatest impact on my day-to-day Gambier life.

?

New Brighton is largely a community of large properties so what do you have in mind

Regrettable closure of only store in New Brighton

A community plan to redevelop the store is important if we want to encourage full time residents who have an all-year-round investment in the island.

This should be a priority. A partnership with first nations with an eye to a store, food service, pub etc should be undertaken.

Make more commercial property viable and ensure that commercial properties are used accordingly

There are no services as the only commercial property with a store and cafe have been closed for many years.

Not sure this is going to happen given the current permanent population

Be nice to have that store up and running again

WHAT "revitalization" -- cannot comment until this is defined -- i.e., what does this mean??

A good idea, but how could this be accomplished? An attractive destination for boaters might help – dock space and a cafe or store.

Would like to know what this entails

Nice to have a community centre for islanders

Sounds interesting especially if we could attract store owner. It was a great part of community building in its day!

Yes, this would be wonderful, but not sure what ideas are on the table...

Define revitalization?!? Again, if this is about getting people here to spend money, what are we going to sell them??

Yes, needs to be improved and re-energised with new business plan. Access to the island and electricity to other parts of the island will increase business opportunities and future growth.

Not on my dime

We need another store

Need more information.

We need a store or restaurant.

Would be good.

## **POLICIES ON LAND USE ISSUES GOVERNED BY OTHER AUTHORITIES**

Note: Lots of comments on most topics when input methods are scheduled

Important

First Nations

Islands Trust should stick to regular land use issues only

Need to have more water access to the parks and trails

Enforce boat moorage licences - if you don't own the property, make it so you are not allowed to park your barge out in front of it.

Woodlots do not exceed recreational economic value

BC hydro power to be brought to unserved areas

Applicants for development should know from the start which government bodies and associations to be consulted. Associations should not be permitted to jump in at will as the process nears completion

See comments above on ocean water quality

Sounds interesting but need more ideas

If the Riparian Area Regulations are to be taken seriously then the road allowances on these areas must by necessity be repealed. This is especially true in areas protected by covenant.

Need to have input from many.

Very interested, need more information.

The hierarchy for who governs some land uses makes little sense. Islands Trust has no teeth – only advocacy.

### **QUESTION 14: If there is anything else you would like the Local Trust Committee to know as it begins the Gambier OCP review?**

<b>Answer Options</b>	<b>Response Count</b>
	22
<i>answered question</i>	<b>22</b>
<i>skipped question</i>	<b>64</b>

I have experienced times when the Trustees have made personal decisions or decisions with staff only. Disregard for the people's input & majority thinking has happened. Wonderful if this is not the case during the Review.

If you build it they will come and they will want more and greater density. Gambier and Keats are special because of what they are now. If it changes no one can get it back. Leave it wild or remove it from the islands trust and build a bridge.....

Encourage denser cluster residential development leaving more land in its natural state.

many residences have docks for water access which is a critical component of the land owners' development and asset value. please ensure that those aspects continue to be protected in the OCP

How does the LTC see protecting the existing water for the present population.

Obviously given my answers so far, I have strong feelings about the community, or lack thereof. Without a central hub, a store, food service, pub etc. we have no heart. There is no point in 'preserving' anything without a heart.

In the short term parking area, place proper cement barriers in each parking spot to ensure people park properly and not too close to private property. Enforce short term parking.

Put up more signs telling people to park in designate spots.

Put up more signs that tell people to pick up after their dog.

I am dependent on a home-based business, but would also like to see business licenses as a possibility.

Property taxes. Are we receiving what we pay for?

there needs to be a balance between conservation and land use so that it doesn't lock up the land so no one can use it for hunting / recreation

Should be more development of parkland and nature areas, including more access and interconnection with trails.

Need to protect Gambier from over logging and the water area around from garbage barging, pipelines, gravel pits etc

More consistent rules re: building things that should not have been permitted -- if they can do this, why can't others of us with waterfront property get away with doing the same???

We all treasure and want to maintain/preserve/improve Gambier Island and its bio diversity

Keep trails away from existing watersheds including the headwaters and tributaries of Whispering Creek and Ridley Creek in West Bay

We really appreciate your work! Thank you!!

Less government please

Do not stop development on the island as this will stunt the growth of the community and have an adverse effect on property values and future influx of new residents to the island

I am tired of hearing about New Brighton.

I question the usefulness of this survey. Please engage the communities the OCP impacts with meetings.